



THE CITY OF ASPEN



MEMORANDUM OF POLICY

Building Codes

FROM: Stephen Kanipe, C.B.O.

DATE: December 13, 1996

APPROVED: Stephen Kanipe, C.B.O.

DATE: April 12, 3003

SUBJECT: **Re-roof Policy**

A Building Division permit is **not** required for re-roofing one and two family dwellings or for the re-roofing of Class B, Class C, or non-classified roof assemblies when done by a **licensed roofing contractor** per the requirements of the currently adopted codes. **For exceptions, see below.**

A Building Division review and **permit is required** for re-roofing if:

- 1) structural framing is involved;
- 2) more than one square of damaged roof **deck** is being replaced;
- 3) fire resistive roof covering is required by specific terms of development (i.e., 1041 wildfire zone);
- 4) the existing roof structure is not demonstrated to be adequate for additional dead load of materials or additional snow live load created by additional insulation. In these cases, a final inspection is required. A pre-roofing inspection may be required in cases of ponding or damaged roof deck or structure.

Any **roof work involving structure, height, or footprint changes does require a permit.**

NOTE: Zoning may require review and approval of roof material in certain zones and historic districts.